

**Taylors** 









This truly lovely semi-detached bungalow is located in a well-established area of Wollescote, near the Pedmore border. Presented with a neutral décor throughout, the property is thoughtfully arranged over a single level and features a low-maintenance rear garden. The double-glazed and gas centrally heated accommodation includes a spacious porch entrance hall, a generous sitting room with dining space, a well-fitted kitchen, a central hallway, two double bedrooms, and a stylish modern shower room. Externally, the front of the property is attractively landscaped with a driveway, while the enclosed rear patio garden enjoys afternoon sun and includes a substantial garden shed. A garage is accessed via the side elevation, along with an additional driveway. The bungalow is offered for sale with no onward chain.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC C.

Hall - 1.47m x 1.35m (4'10" x 4'5")

Sitting Room (with Dining Area) - 6.1m x 4.29m (20'0" x 14'1") At widest points

**Kitchen** - 2.79m x 2.74m (9'2" x 9'0") At widest points

Central Hall - 2.84m x 1.83m (9'4" x 6'0") At widest points

**Bedroom One** - 3.91m x 3.05m (12'10" x 10'0")

**Bedroom Two** - 3.76m x 2.9m (12'4" x 9'6")

**Shower Room** - 2.59m x 2.08m (8'6" x 6'10") At widest points

**Garage** - 5.26m x 2.51m (17'3" x 8'3")







- A REALLY LOVELY WELL ARRANGED SEMI-DETAHCED **BUNGALOW**
- TWO DRIVEWAYS (FRONT AND SIDE) PLUS A'GOOD **GARAGE**
- OFFERED FOR SALE WITH **NO UPWARD CHAIN**
- FOUND IN A NOW **ESTABLISHED ADDRESS** WHICH IS MOST
- · WEINVERIESENTED **THROUGHOUT**



	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) C	76	
(55-68)		
(39-54)		
(21-38)		
(1-20) <b>C</b>		
Not energy efficient - higher running costs	_	

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